MASSACHUSETTS PUBLIC LIBRARY CONSTRUCTION PROGRAM
Planning and Design Project
Monthly Report

<table>
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<tr>
<th>Library Name:</th>
<th>Jones Library</th>
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<tbody>
<tr>
<td>Address:</td>
<td>43 Amity Street</td>
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<tr>
<td>City &amp; Zip:</td>
<td>Amherst, 01002</td>
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<tr>
<td>Library Director:</td>
<td>Sharon Sharry</td>
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<tr>
<td>Phone:</td>
<td>(413) 259-3106</td>
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<tr>
<td>Email:</td>
<td><a href="mailto:sharrys@joneslibrary.org">sharrys@joneslibrary.org</a></td>
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<tr>
<th>Report Month &amp; Year:</th>
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<tbody>
<tr>
<td>January</td>
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Date Completion Expected: October 2016

This is to report on the status of the public library planning and design project which is partially funded with Massachusetts Public Library Construction Program funds through the Massachusetts Board of Library Commissioners and governed by the Regulations and Assurances in the application and the grant Agreement.

NARRATIVE: (Describe briefly what happened on your project during this report month. If necessary, use an additional sheet.)

Please see attached

Dated at The Jones Library this 23 day of May, 2016

Name of Person Submitting Report: Sharon Sharry

Signature of Person Submitting Report: Sh Sh

Complete reverse only if you have entered into a contract with an architect
## FINANCIAL: Total Eligible Project Costs

### I. Project Funding

<table>
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<tr>
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<th>a</th>
<th>b</th>
<th>c</th>
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<tbody>
<tr>
<td>1</td>
<td>MPLCP Grant Funds Awarded</td>
<td></td>
<td>$50,000</td>
<td></td>
</tr>
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<td>2</td>
<td>Local/Other Funds Budgeted</td>
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<td>$25,000</td>
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<tr>
<td>3</td>
<td>Total; Funds Available (a+b)</td>
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### II. Expenditures to Date

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<th>f</th>
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<tbody>
<tr>
<td>1</td>
<td>MPLCP Grant Funds Expended to date</td>
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<td>Local/Other Funds Expended to date</td>
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<td>3</td>
<td>Total Funds Expended (d+e)</td>
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<td>$13,004.58</td>
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<tr>
<td>4</td>
<td>Balance remaining to expend (c-f)</td>
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<td>$61,995.42</td>
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### III. MPLCP Funds Summary

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<tbody>
<tr>
<td></td>
<td>Total MPLCP Grants Funds received to date</td>
<td>$80,000</td>
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<tr>
<td></td>
<td>Total MPLCP Grant Funds Remaining in Local Accounts</td>
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</tr>
<tr>
<td></td>
<td>Number of grant payments received</td>
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<td></td>
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_X_ We certify that all unexpended MPLCP funds are earning interest in a separate account.

Attachments:

_X_ Other Project Information/Documentation

Submit one copy on WHITE paper plus any documentation required to:
Deborah Roth, Contracts Specialist
Massachusetts Board of Library Commissioners
98 N. Washington St., Suite 401, Boston, MA 02114-1933
April 2016

1. The Amherst Historical Society (AHS) continued to research whether or not they can legally sell a portion of their property to The Jones Library, Inc. The MOU was also discussed; it was decided that the final MOU need not happen in time for the AHS meeting with the Attorney General.

2. Scattered throughout the Library building are places for Library patrons to post comments about the building. We call it the “What do you like about this space” project. The comments were transcribed and posted to the Library’s website.

3. Kept the Interim Town Manager, Peter Hechenbleikner, and the Town’s Assistant Town Manager, Dave Ziemek, apprised of our project’s progress, including discussions about abutting properties.

4. Worked with the architects on our Building Program, and worked with our Owner’s Project Manager on the budget. Discussions were held to continue to align the budget with the Program. Met weekly with key Library staff in developing the Program and aligning it with the budget.

5. Met with representatives from the Garden Club to answer questions about the Library’s gardens.

6. Met with and updated Representative Ellen Story about the project.

7. Parking needs informational packet, based on the results of our public survey, distributed to a resident.

8. Presentations were given to the Select Board, Finance Committee, Planning Board, and Town Meeting Coordinating Committee about the Library’s three building project-related Town Meeting articles (zoning; preservation restriction on Strong House; Kinsey Garden).

9. BI-weekly Design Subcommittee meetings were scheduled.

10. Patron comments/questions/concerns were responded to via email and during meetings.
Dear [Name],

I have been meaning to mail this information to you for a while now, so that you can see how important Library parking is to this community.

As part of the Library's Long Range Planning efforts, we distributed a survey to the public. Almost 1,000 responses were received. I have enclosed the Library's final Long Range Plan which documents the responses; I have placed sticky-notes near the points related to Library parking.

- 15% of respondents do not use the Library due to lack of parking.
- 72% of respondents drive to the Library.
- 74% are coming to the Library from home.
- 66% say they have difficulty finding parking.
- 56% say passenger drop-off from cars is important.
- 61% say Library parking is very important to them.
- 52% say a curb-side book return is very important to them.
- 55% say better parking is very important to them.
- 70% say the Jones Library is not convenient due to lack of parking.

I wanted you to see that we have done our research and found that lack of parking for Library patrons, especially for seniors and families with small children, is a real problem here at the Jones.

Let me know if you have any questions.

Thank you so much for your time, consideration, and support for the Library!

Sincerely,

Sharon Sharry,
Library Director
Hi, everyone!

Below, please find two different massing models from our architect:

1. Using only our existing footprint, and only going 3 stories high, I asked how many square feet we could get for our Program, if all spaces were to be used most efficiently. Answer: 51,000 s.f.

2. Using only our existing footprint, I asked how high would we have to build in order to get the amount of square footage required (i.e., 68,000 s.f.) by our Program? Answer: 5 stories high.

Sharon

Sharon A. Sharry, Library Director
The Jones Library, Inc.
43 Amity Street
Amherst, MA 01002
t: 413.259.3106
f: 413.256.4096
www.JonesLibrary.org
SharryS@JonesLibrary.org

What I’m reading: Blood Red Road by Moira Young
What I’m listening to: Prodigal Son by Danielle Steel
What I’m reading with my daughter: Fairest by Gail Carson Levine

Hi Sharon

Going to 3 levels for this piece would bring you to roughly, 23,000 SF.
This is assuming a new building/new levels within the footprint of the “addition” portion of the existing building. See plan below.
With the original building at roughly 28,600 SF you’re around 51,000 SF for a total.
What I'm reading: Blood Red Road by Moira Young
What I'm listening to: Prodigal Son by Danielle Steel
What I'm reading with my daughter: Fairest by Gail Carson Levine

From: Ellen Anselone [mailto:eke@faainc.com]
Sent: Thursday, April 28, 2016 9:58 AM
To: Sharry; Sharon
Cc: GeorgeB; Josephine Penta; Jim Alexander
Subject: RE: Option #3

Sharon,

Josephine did a few quick calculation and images. Please see below.
To get to 68,000 SF we would need about 5 stories. We are calculating total for the “original” building is around 28,600 sf. This is including the top levels called unassignable.
AMHERST - Even though the Select Board has not yet determined how four major building projects over the next decade will be funded, a report going to annual Town Meeting this spring will show an option for using a Proposition 2 ½ debt-exclusion override to pay for a portion of a rebuilt Wildwood School.

For some members of Select Board, this report from the Joint Capital Planning Committee, which will be sent to Town Meeting members this week, is raising concern because it includes a spending plan to pay for design and architecture work related to the Wildwood expansion and reconstruction project, that has not yet been discussed by other town officials.

Select Board Chairwoman Alisa Brewer said at Monday's meeting that no decisions have been made yet about how to pay for the Wildwood work, or other major building projects such as the expansion and renovation of the Jones Library, a new Department of Public Works headquarters and a new fire station for South Amherst.

"I'm a little nervous about it being in the report as a line" item, said Brewer, observing that the capital planning committee is recommending a total of $1.83 million in building repairs and improvements.
The capital planning committee’s report includes a five-year plan for projects with a useful life of five or more years and with a cost of $5,000 or more, as well as a detailed breakdown of each item it is recommending that Town Meeting fund in the fiscal year beginning July 1.

3brewer said her concern is that the report seems to indicate that Wildwood comes first, Jones Library follows and then a new DPW headquarters is built. The fire station, Brewer said, is not anywhere on the five-year schedule.

Board member Constence Kruger said the committee’s report preempts the discussion town officials still need to have about paying for four major capital projects.

"I think it’s potentially problematic and I don’t know if we can take some action to change that now," Kruger said.

But board member Douglas Slaughter, who is a member of the capital planning committee, said the debt exclusion for Wildwood was included in the report as an example of how the beginning stages of the school project could be paid.

The preliminary five-year schedule shows an additional $6 million appropriation for the school project in fiscal year year 2018 and $23.5 million for the project in fiscal year 2019.

Slaughter said the capital planning committee report also is an opportunity to educate the public about the other projects, with the Jones Library needing $15 million in fiscal years 2019 and 2020, and the DPW $21 million in fiscal years 2020 and 2021.

"It’s a struggle to get it just right," Slaughter said, adding that the report may seem presumptive.

"It’s an example of how we may pay for it. It’s not a directive," Slaughter said.

The narrative of the report states “the funding for the Wildwood School reconstruction will need to be decided this fall and a preliminary funding plan is shown in the facilities portion of the five-year plan.”

Peter Hechenbleikner, the town’s interim town manager, said the capital planning committee report gives guidance to spending on projects over the next five years, though it is not a commitment.

The fire station, Hechenbleikner said, can be added to the schedule.
"We'll work toward full inclusion of all four projects and how they fit best, but we don't have that yet," Hechenbleikner said.

Slaughter said he will craft a memo, to be included in the first mailing to Town Meeting members, that elaborates on Monday's discussion.

Scott Merzbach can be reached at smerzbach@gazettenet.com.
Amherst awaits parking study
AMHERST - Many residents, business owners and visitors have formed opinions about the availability of parking in downtown Amherst, often expressing concern to town officials that there are not enough spaces, with some calling for construction of a second parking garage.

With a parking data collection project scheduled to begin Thursday, led by Nelson\Nygard Consulting Associates of Boston, town officials should soon learn the extent of the crunch on parking, both on a typical day and at peak times when events are taking place in Amherst center.

“We really need data to fully understand what is happening with parking,” said Senior Planner Jeffrey Bagg, who coordinated three downtown parking forums, beginning in September 2014, with the input leading to a final parking report in October.

But an analysis of the use of parking spaces in downtown is being done for the first time since 2008, when the Pioneer Valley Planning Commission conducted a study for the town.

Since then, there is a consensus that parking is more difficult, in part caused by the growing popularity of the Amherst Cinema and various dining destinations, and construction of new mixed-use projects, Boltwood Place and Kendrick Place, that provide housing but little parking.

“We need the data because anecdotally people say demand has increased,” Bagg said. “We don’t want to rely on anecdotes. We want to rely on data.”

Nelson\Nygard will provide an updated inventory of all public and private spaces in the downtown area, which is bounded by the University of Massachusetts campus to the north, Lincoln Avenue to the west, the Amherst College campus to the south, and Dickinson and Triangle streets to the east.
On Thursday, Bagg said members of the data collection team will go around the center making observations in two-hour loops, starting at 7 a.m. and ending at 9 p.m. On Saturday, the team will be on the streets from 9 a.m. to 11 p.m.

Finally, on April 23, the data collection team will be out during the Amherst Farmers Market, the Daffodil Days events in town center and a day when activity is also occurring on the UMass campus.

During these days, which may be rescheduled if there is inclement weather, consultants with clipboards will do so-called "intercept surveys" in which they will ask people questions about their parking habits. This, coupled with the real-time data, will give the consultants a sense of the current usage and demand, and the ability to forecast what the future holds for parking in Amherst.

"The initial response is to make sure existing parking is being used as efficiently as possible," Bagg said.

Nelson\Nygaard will also make recommendations for handling events, such as the Celebrate Amherst Block Party, and how systems can be established to make sure there is enough parking.

People will also be able to complete surveys about their experience with parking. These will be available on the town’s website, amherstma.gov.

At the end of the process, the consultants will lead roundtable discussions to discuss their findings.

Amherst is paying Nelson\Nygaard $40,000 to complete the work, money that comes from the town's transportation enterprise fund.

Bagg said the town had originally hoped to tap into $1 million set aside by former Gov. Deval Patrick for use by communities studying parking, but that money was cut by Gov. Charlie Baker.

Meanwhile, the downtown parking report recommended establishing a Downtown Parking Working Group to examine the report and make recommendations to the Select Board.

This working group is not yet formed, but Select Board member Constance Kruger said Monday that 13 residents have expressed interest by completing citizen activity forms. Members will be chosen in the coming weeks.

Even without the working group in place, Bagg said the town is moving forward with one long-planned parking initiative. The town recently ordered six large vinyl banners and a few smaller metal signs, all of which are blue with white lettering, that will help visitors find parking, including the Boltwood parking garage, the Town Hall parking lot and the lot behind the CVS Pharmacy on North Pleasant Street.

"The goal is to have the new banners up before UMass graduation" May 6, Bagg said.

The first topic the working group may consider, Bagg said, is revisions to the winter parking ban, which in Amherst runs from Dec. 1 to April 1 and mandates that no vehicles be left on streets overnight, instead requiring people to park in the lower level of the parking garage.
or in the Pray Street parking lot.

But as more people are living downtown, the 56 spaces between the two is no longer sufficient, Bagg said.

Scott Merzbach can be reached at smerzbach@gazettenet.com.
AMHERST – Expressing concern that a petition warrant article aimed at saving the Kinsey Memorial Garden could derail renovation and expansion of the Jones Library, the Select Board will ask Town Meeting next month to dismiss the article.

After a 45-minute discussion on the petition brought by Carol Pope, who designed the garden and planted many of its plants, the board unanimously agreed that Town Meeting should not consider its contents.

"My thinking is not wanting to constrain the design process at this stage," said board member Constance Kruger, who made the motion to dismiss.

She added that the garden would not be lost during the project.

"I don't see the change as destruction, I see the change as change," Kruger said.
Select Board member Andrew Steinberg said the library brings people to Amherst center and its health and vitality is important to the community, which might be lost if the building project does not move forward.

The Select Board's vote comes after the trustees for the Jones Library previously issued a statement that the article's effort to preserve the memorial garden “in its entirety” might not be possible.

Library Director Sharon Sharry told the Select Board that she and the trustees value the garden and all green spaces on the library property, but that approving the measure would unduly constrain the building plan that will be designed by Finegold Alexander Architects of Boston.

But Pope said the garden offers a unique experience downtown, and that town officials should see the importance of the green space and the destination the garden has become.

“The possibility of such a loss is already being expressed as a huge disappointment by a considerable number of Jones Library patrons, and the public alike,” Pope said.

In recent years the garden has lacked adequate care, which prompted her to have the article call for creating a committee of horticultural experts that would oversee it.

$30 million

Sharry said the architects are designing a building that the town can afford, but that will also serve residents and visitors for the next quarter century. She is pegging the “sweet spot” at around a $30 million project, with a 67,000-square-foot building.

This would mean being funded by the Massachusetts Board of Library Commissioners and receiving support from Town Meeting.

If the existing 50,000-square-foot building is renovated at a $20 million cost, this project would not be funded by the state, Sharry said, but if the library doubled in size, at a cost of $60 million, that likely would not be approved by Town Meeting.

Based on the current schedule, the plan is to submit the building project to the state in January 2017, and then bring a project for approval to Town Meeting in May 2017, with
construction, at the earliest, in spring 2018

"So we do have time to plan green spaces," Sharry said.

Sharry said that there is no possibility the library would use the the former TD Bank building on Amity Street or the Central Fire Station on North Pleasant Street as part of the project.

Scott Merzbach can be reached at smerzbach@gazettenet.com.
Group raises concerns about library project

By SCOTT MERZBACH
Staff Writer

Wednesday, April 20, 2016

AMHERST MA (KEYWORD?KEYWORD=AMHERST MA)

AMHERST – A new community group hopes to give residents more opportunities to comment about plans to expand and renovate the Jones Library.

Save Our Library is the name of the committee that hopes to collect information on the library's needs and react to project plans as they are unveiled.

“What we’re concerned about is there seems to be very little opportunity for the public to say what they feel about it, and people have pretty strong feelings about the library,” said Mary Wentworth, a member of the Save Our Library committee.

The first community meeting organized by the group will be held at 3 p.m. May 8 at the Unitarian Universalist Society, 121 North Pleasant St.

Wentworth said the fear for the group is that the project would be a mostly new building, possibly involving demolishing large portions of the existing library, rather than primarily a renovation.

In an email, Library Director Sharon Sharry said the Jones Library is committed to an open process that welcomes public input from users of all ages.

“We continue to hold design meetings, which are posted on the town’s website, at which the
public is welcome to attend and are also working with our design team to create appropriate forums specifically geared at soliciting public input," Sharry said.

Finegold Alexander Architects of Boston was hired to develop a plan that Sharry has said the town can afford, but will also serve residents and visitors for the next 25 years.

The best concept is around a $30 million project, with a 67,000-square-foot building that would be funded by the Massachusetts Board of Library Commissioners and receive support from Town Meeting, Sharry said.

If the existing 50,000-square-foot building is only renovated, at a $20 million cost, the project would not be funded by the state, Sharry has said, but if the library project is significantly larger it probably would not pass muster with Town Meeting.

"Sharry said any expansion would likely make the most sense if it is toward the west, which would mean using a portion of the Strong House Museum property currently owned by the Amherst Historical Society.

Based on the current schedule, the plan is to submit the building project to the state in January 2017, and then bring a project for approval to Town Meeting in May 2017, with construction, at the earliest, start in spring 2018.

But trustees need Town Meeting support this spring, including for a zoning change of the neighboring Strong House property that would allow the library to acquire land for the project without zoning violations.

The Select Board Monday voted unanimously to support the zoning change, which is also being recommended by the Planning Board as creating better consistency for downtown zoning.

**Renovation preferred**

Wentworth said renovation should be the preferred option.

"Our group contends that there is plenty of room in the present structure," Wentworth said. "I'm dumbfounded to find all the unused space there is now."

She suggests ways to better use space could include fixing the "dysfunction" between the old parts of the building and those built during the last renovation in the 1990s. This would make more areas of the building accessible to the public.

Three members of Save Our Library, Patricia Holland, Sarah McKee and Merrylee "Molly" Turner, are former presidents of the trustees board. Another member is Carol Pope, who created the Kinsey Memorial Garden and who has an advisory petition article coming before Town Meeting that the garden, which includes rare specimens she purchased and tended,
remain intact throughout the project.

“We want to see the garden preserved and continued,” Wentworth said.

Wentworth said Save Our Library also will ask to view all correspondence between the architect and library trustees.

Scott Merzbach can be reached at smerzbach@gazettenet.com.